

Martha Alvarez

From: Jill Lamkin <jill@downtownmanhattanbeach.com>
Sent: Tuesday, July 6, 2021 4:24 PM
To: List - City Council
Cc: Kevin Barry; Dave Caskey; Kristin Coia; Kris D'Errico; Linda McLoughlin Figel; Lori Ford; Molly Hobin; Maureen McBride; Jenna Ritter; Chandra Shaw; Mike Simms; Vanessa Zippo; Mike Zislis; Peter Kim; Kelly Stroman
Subject: [EXTERNAL] Re: ROW Fees for Outdoor Dining

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Mayor Hadley did not receive the spreadsheet attachment with the information listed for other cities, so I am resending to everyone. Sorry if it is a duplicate, but the information is important to see in terms of what other cities are doing.

[ROW City Fees Comparison](#)

On Jul 6, 2021, at 12:17 PM, Jill Lamkin <jill@downtownmanhattanbeach.com> wrote:

Happy Tuesday, City Council and City Manager Moe. I hope you all enjoyed a well-deserved long weekend.

The North Manhattan BID and the DBPA would like to convey our support for the continued waiver of fees charged for outdoor dining in the public right of way. I know you've also received a comprehensive financial study from a local landlord which clearly outlines the economic fragility our restaurants are still facing.

Kelly Stroman and I also put together the following data points for other Southern California cities. We cannot identify a city who intends to charge restaurants these fees in the near future. Please consider the larger picture in waiving these fees; if businesses fail, the long-term economic impact will be far greater than the fees that could be recouped in the next few months.

Thank you for your thoughtful consideration.

<Letter to Council - ROW Fee Waiver.docx>



Jill Lamkin

Executive Director, Downtown Manhattan Beach Business + Professional Association

PHONE 310-379-9901 | CELL 310-261-5555 | jill@downtownmanhattanbeach.com

www.downtownmanhattanbeach.com





Jill Lamkin

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www.downtownmanhattanbeach.com



City	Permit Fees Waived	ROW Fees Waived Through Date	Working on Permanent Outdoor Dining Plan	Additional Resources Offered to Businesses	Notes	Links for More Information			
Beverly Hills	Yes	12/31/21	Yes	Discussing permanent plan in September	Discussion of what the fees will be for a permanent outdoor dining situation	Discussing permanent plan in September			
Culver City	Yes	No firm date yet, but cor	Yes		Very much a WIP and no dates for temp or permanent or fees have been codified as of yet.				
El Segundo	Yes	1/10/22	Yes		Considering long-term/permanent plans	El Segundo			
Hermosa Beach	No	12/31/21	Yes	Allowing live music in parklets without permit	Pier Plaza restaurants that had pre-pandemic outdoor patios pay like Uncle Bills, BUT they are not paying any fees for ADDITIONAL outdoor seating as a result of the pandemic outdoor expansions.	Hermosa Beach			
Laguna Beach	Yes	At least 12/31/21	Yes	Offered up to \$5K to offset the cost of parklet construction, provided \$850K in grants to local businesses.	Approved a consultant contract of \$376,990 to make outdoor dining permanent of Forest Avenue.	Laguna Beach 1 Laguna Beach 2			
Long Beach	Yes	12/31/21	Already have some; working to extend to additional areas	City provided barricades	Additional extensions able to be granted throughout emergency order at no cost, no limit on renewals				
Los Angeles (including Playa, Venice, Mar Vista, and all other parts of LA City)	Yes	9/1/21 with unlimited extensions	Yes	LA Al Fresco and LA DOT application and info	LA al fresco Manual				
Manhattan Beach	No	9/5/21	No	City provided barricades					
Newport Beach	Yes	Expires 14 days after city's emergency order lifted		Offered two separate grant programs for small business grants to retail, restaurants and personal care businesses in amounts ranging from \$5-10,000 each		Newport Beach			
Redondo Beach	Yes		Yes	Allocated \$56,000 of its CARES Act funding for grants for small businesses.	Mayor Brand has initiated talks with the Coastal Commission and plans on having discussions later in the summer or early fall to make dining decks permanent.	Redondo Beach Redondo Beach			
San Clemente	Yes	In effect through emergency order				San Clemente			
Santa Barbara	Yes	3/8/22	Yes	Allowing live music in parklets through 2/23/2021	News	Santa Barbara Ordinance			
Santa Monica	Yes	12/31/21	Yes		Authorized City Manager to negotiate and execute a MOU granting Downtown Santa Monica, Inc. authority and responsibility for managing community-serving events and programming in the downtown district, with direction to return with any proposed modifications to the event ordinance determined necessary to accomplish this.	Santa Monica			
Torrance	Yes	current	YES	SCAG Grant AppFunding The extension of permits will utilize a limited amount of existing staff time.	Hearing on July 13th: RECOMMENDATION Recommendation of the Community Development Director that City Council: 1)Authorize staff to draft a Local Emergency Order allowing the extension of event permits that were issued to businesses to facilitate outdoor operation and to allow for entitlements and administrative approvals not to be considered to have terminated or expired by cessation of such use during the course of the COVID-19 pandemic; and 2)Authorize staff to explore the development of a permanent outdoor dining/activity program.				
Venice/Abbott Kinney	Yes, part of LA CITY, so rules are the same		Yes		call into Mike Bonin's office for further detail				

Martha Alvarez

From: Falcone, Rich <RFalcone@littler.com>
Sent: Tuesday, July 6, 2021 3:37 PM
To: List - City Council; City Manager
Subject: [EXTERNAL] City Council--Traffic Noise Control Ordinance

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Dear Council Members,

I'm hoping you can consider adopting a traffic noise control ordinance. I live on Highland Avenue and the traffic noise has gotten progressively worse over the last several years. There are cars and motorcycles that seem to either have no noise or muffler control device, or even have an enhanced noise *creating* muffler or other similar device.

I drove through PV this past weekend and that city had an electronic sign that advised motorists of a traffic noise control ordinance that would be enforced if the motorist's vehicle was too loud. Is it possible for our City to either enact a similar ordinance or enforce any noise control ordinance that already may exist?

Thank you for your time.

Rich Falcone
704 Highland Avenue
Manhattan Beach, CA 90266

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Martha Alvarez

From: Jill Lamkin <jill@downtownmanhattanbeach.com>
Sent: Tuesday, July 6, 2021 12:18 PM
To: List - City Council
Cc: Kevin Barry; Dave Caskey; Kristin Coia; Kris D'Errico; Linda McLoughlin Figel; Lori Ford; Molly Hobin; Maureen McBride; Jenna Ritter; Chandra Shaw; Mike Simms; Vanessa Zippo; Mike Zislis; Peter Kim; Kelly Stroman
Subject: [EXTERNAL] ROW Fees for Outdoor Dining
Attachments: Letter to Council - ROW Fee Waiver.docx; ATT00001.htm

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Happy Tuesday, City Council and City Manager Moe. I hope you all enjoyed a well-deserved long weekend.

The North Manhattan BID and the DBPA would like to convey our support for the continued waiver of fees charged for outdoor dining in the public right of way. I know you've also received a comprehensive financial study from a local landlord which clearly outlines the economic fragility our restaurants are still facing.

Kelly Stroman and I also put together the following data points for other Southern California cities. We cannot identify a city who intends to charge restaurants these fees in the near future. Please consider the larger picture in waiving these fees; if businesses fail, the long-term economic impact will be far greater than the fees that could be recouped in the next few months.

Thank you for your thoughtful consideration.



July 2, 2021

Mayor Suzanne Hadley
Members of City Council
City Manager Bruce Moe

City of Manhattan Beach
1400 Highland Avenue
Manhattan Beach, CA 90266

Dear Mayor Hadley et al,

The DBPA and North Manhattan Beach BID would like to request that all fees related to dining in the public right of way continue to be waived through September 6, 2021 (the period through which outdoor dining has been extended).

Restaurants have not fully recouped their losses from pandemic closures, and we cannot find another Southern California city who is charging restaurants fees for use of the public right way. The attachment outlines 13 neighboring cities that are waiving the ROW fees, which would leave Manhattan Beach alone in charging these fees. The State and City's Emergency Orders are still in place, which allows for exceptions in what would be typical operating protocols and requirements.

Please join the rest of our neighboring communities in providing a few more months of critical financial relief for our local businesses.

Respectfully,

Jill Lamkin
Executive Director
DBPA

Peter Kim
Board President
North Manhattan BID

DBPA Board of Directors: Kevin Barry (Restaurant), Dave Caskey (Real Estate), Kristin Coia (Retail), Kris D'Errico (Retail), Linda McLoughlin Figel (Retail), Lori Ford (Retail), Molly Hobin Williams (Real Estate), Maureen McBride (Retail), Jenna Ritter (Hospitality), Chandra Shaw (Personal Services), Mike Simms (Restaurant), Vanessa Zippo (Retail), Michael Zislis (Restaurant)

Martha Alvarez

From: Kelly Stroman <kelly@MANHATTANBEACHCHAMBER.COM>
Sent: Tuesday, July 6, 2021 11:01 AM
To: List - City Council
Subject: [EXTERNAL] ROW Permit Fee Discussion

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Kelly Stroman has shared a OneDrive for Business file with you. To view it, click the link below.

 [ROW Fees City Comparison.xlsx](#)

Good Morning Council,

By now, you have heard from many people regarding the consideration of charging ROW fees for the outdoor dining in the PROW. I realize this is a big decision for the city and I trust that you will consider all possibilities. The data that landlords Susan Bales and Andy Goldstein provided to you last week is very enlightening. I hope it assists with a greater understanding of the enormity of cost, debt, and liability for the restaurant community. Although business is now robust, for many, the debt is daunting for all.

I trust that with the robust sales that almost all businesses are currently reporting, the City of MB is enjoying increased sales tax revenue. Although the FY Q4 just concluded, I would be very curious to view the difference in sales tax revenue, particularly in May/June.

Speaking of revenue, I do still think it would be wise to study the data from the "SMART" parking meters in town.

I requested this information over two months ago and am looking forward to the report. Although meters are consumed by the outdoor dining decks, I assume that meters located on off streets and garages are generating increased revenue. Since the parking meter rate was raised last year to compensate for the use of meters, particularly in downtown, I'd think this is a revenue-neutral situation. Since the meters are smart, the data of day/time, street, and demographic use is going to be very interesting. I look forward to seeing the smart meter parking reports soon.

Attached is another comparison for you to consider. Knowledge is power, so I'm providing a spreadsheet that will give you yet another perspective on what other cities are doing and (not) charging. Jill Lamkin and I have worked on this together and tapped into our relationships in other cities. The only city that is considering charging a fee and a permit termination date of Labor Day Weekend, is Culver City. Nothing has been codified, but they are discussing.

I realize every city in S. Cal is different, but we all share the commonality of wanting to support businesses to fully recover. Please consider that recovery means something different for each business. I encourage you to do everything possible to support long-term recovery and to support a robust business community in all areas of Manhattan Beach.

Thank you for your consideration,

Kelly Stroman



KELLY STROMAN

President/CEO at Manhattan Beach
Chamber of Commerce

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W www.manhattanbeachchamber.com



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Venice/Abbott Kinney	Yes, part of LA CITY, so rules are the same		Yes		call into Mike Bonin's office for further detail				

Martha Alvarez

From: Susan Bales <susanb@frameworksinstitute.org>
Sent: Monday, July 5, 2021 9:07 AM
To: List - City Council
Cc: Andy Goldstein; Kelly Stroman; Jill Lamkin
Subject: [EXTERNAL] for the upcoming discussion on outdoor dining
Attachments: MB CC survey report july 2021.docx

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Please distribute and make accessible to the public.

Susan Bales
Andy Goldstein



Mack & Freckles LLC
3012 The Strand
Manhattan Beach, CA 90266

Background: In late May, we became aware of the City Council's decision to extend permission for outdoor dining through Labor Day and to consider a fee on the use of this space. At the Council meeting on June 1, that fee was nominally discussed as \$3 – 4 per square foot. Some local business owners and landlords spoke about the negative impact such a fee would have upon their businesses, as they attempt to recover from the effects of the pandemic. However, data was scarce and anecdotal. We are local residents and commercial property owners who suspect new charges for outdoor dining are premature – that businesses using the outdoor dining are likely to still be struggling to get back on their feet after the pandemic. We collaborated with the Chamber of Commerce, of which we are a member, to use our skills as researchers and their access to local businesses to gather data that might aid the Council in making an informed decision about outdoor dining.

Scope: We sent a simple survey to approximately 20 of the 31 local businesses currently listed by the Chamber of Commerce as using outdoor dining. The data we received represent 8 restaurants/bars or roughly 25% of the cohort. We have aggregated data to preserve confidentiality and to paint a picture of the effects of COVID on these small businesses, as well as the anticipated effects of any Council action on their financial well-being.

Findings:

1. MB restaurants are carrying significant debts from COVID.
 - The 8 responding restaurants took a total of \$2.8M in PP loans, with an average of \$350K; not all of which are forgivable.
 - Additionally, many (4 of 8 responding), took other business loans, totaling \$670K, with an average of \$167,500.
 - Only 1 of 8 received a \$10K loan from the City of MB.
 - These 8 businesses are carrying debts of about \$3.5M total and, of those responding with both types of debt, on average \$500K+.
 - Extrapolating from these data, we estimate that the 31 restaurants with outdoor spaces are carrying something on the order of \$13.5M - \$15.5M in debts.
2. They shoulder continued costs from outdoor dining.
 - Costs for building out their outdoor parklets ran \$60K on average, with some as high as \$100K.

- Monthly maintenance runs about \$7K per entity.
 - These costs are on top of the MB permitting fee of \$4K per entity; note that this revenue to the City is estimated at \$124K total for all 31 entities.
 - These costs do not take into account the staff turnover and advertising fees that many businesses have incurred as part of their recovery costs.
3. They do not see full recovery on the horizon for many months.
- Most said they did not expect to recoup losses for 12-24 months.
 - Restaurants report that anywhere from 25-50% of customers still refuse to eat indoors.
 - To make a profit with indoor space only, most said they would need 80%+ capacity.

Conclusion:

It is not financially viable for MB restaurants, under current conditions, to return to “normal,” with loss of outdoor space and/or further taxation on that space.

Recommendation:

We urge the City Council to be as creative in its approach to these small businesses as the restaurants have had to be in order to weather the pandemic. Other beach cities (Newport, Laguna) and major dining cities (Beverly Hills) have extended outdoor dining to the end of the year and have found ways around taxing their small businesses for use of outdoor space. We strongly urge the City of MB to follow their lead, a step that would allow our restaurants to compete on equal footing for the foreseeable future.

All businesses need continuity and reliability to thrive; MB businesses need to know now that they can rely on a stable set of rules to guide their planning through fall and winter. We urge the Council to continue outdoor dining through spring 2022 and to reassess at that time when they have had a chance to recoup more of their loss. This would allow these struggling businesses the planning time they need for staffing and budgeting.

If the issue of private gain from public space is indeed an impediment, we suggest a public report on the revenues to date collected from additional parking instituted to offset the parklets, from permitting fees and from existing taxes on outdoor dining. Further, the city has defrayed costs from ticketing, landscaping and street maintenance, all of which need to be factored into the net costs. Once such a picture of net costs is available, we urge the City to confer with other municipal entities who have found new ways to support their local businesses without incurring further financial burdens.

If Manhattan Beach is to be viewed as a small business friendly city, it needs to find creative solutions to support its restaurants.

Quote:

“One blow can mean thousands. For example, I have spent at least \$2500 in hiring ads this last month to yield maybe 2 new employees. These employees will cost me

thousands more to train and scaffold their weaknesses. This is the additional cost of staff shortage caused or at least exacerbated by the additional unemployment relief through September. This will likely continue through October/November. The general public/city council doesn't understand that, while our revenue figures may look high, our expenses are almost just as high, yielding a very low profit margin. They see our numbers and think wealth until they see the full P&L, which no operator wants to publicize. But when the low margins are understood, the message becomes 'I don't know how you guys do this.' The answer is with a good amount of just pure crazy."

Respectfully submitted,
Susan Nall Bales, General Partner, MackandFreckles LLC
Andrew Goldstein, Secretary, Bales Family Foundation
susanb@frameworksinstitute.org
andymgoldstein@gmail.com

Martha Alvarez

From: David Zislis <davidzislis@yahoo.com>
Sent: Saturday, July 3, 2021 8:54 AM
To: List - City Council
Subject: Fw: [EXTERNAL] Rock'N Fish and Brewco Parklets

Dear Mayor Hadley, Mayor Pro Tem Stern, and City Council Members,

It is my understanding that the parklets will be an agenda item at Tuesday's City Council meeting. Various Council Members had questions or comments regarding my June 30 letter to City Council. Because I do not know the City Council rules, I'm attaching a response I made to two City Council Members so that the entire Council has the same information. I hope it is helpful background.

Enjoy the holiday. Happy 4th of July!

David

After sleeping on it, I only have a few comments to add to my prior correspondences.

The bottom line is that from the beginning of Covid RNF only got 20 parklet seats (a restaurant with an occupancy of 98). Most other restaurants fared much better, some restaurants had outdoor seating approaching 100% of their original occupancies. It took RNF until April of 2021 to get parity; it was disadvantaged for 9 1/2 months.

When the reopening was announced, we thought Covid was over or well on its way, and we could afford to be more flexible and accommodating. Apparently, however, it is not. According to KTLA, 44% of the new Covid cases are from the aggressive Delta variant. There is still a large percentage of the population that refuses to get vaccinated. MB attracts a lot of beach goers and tourists. It is more susceptible to easy transmission.

The decks not being adjacent to the property is just an arbitrary condition. Many restaurants have decks that extend out in front of their neighbor's property to give them additional seating capacity (Mangiarno, Simmzy's, Slay, Love and Salt, Manhattan Pizza, Homie's replacement). The city gave MB Post three additional parking spaces in front of Chase, and closed down a street for them on a trial basis (and for the other restaurants on the north side of MB Ave.)

Regarding the parklets being idle at various times: Many of the restaurants in downtown MB only open for dinner. Their parklets sit idle all day long. Some restaurants close on Mondays and/or Tuesdays, so the parklets are idle at these times as well. Baja Sharkeez built parklets that sit idle and they're not even open. Our restaurants (like most full service restaurants) make 50% more revenue Friday thru Sunday than Monday thru Thursday. The important thing is that the lower parklets help us when we need it. The additional revenue helps us survive. The parklets also give our employees additional hours and tips.

I have only heard positive things about the parklets and outdoor dining. I'm sure there are a few people who oppose the parklets. Probably the usual suspects, maybe others. I know Bob Beverly doesn't like them and has been very vocal about it. Bob, however, could have built a parklet west of Ocean Drive, but didn't want to make the substantial investment required (because of the slope, the cost of engineering and construction shot way up). He had the option, but that was his decision.

We have been under tremendous pressure for the past 15 months; it has been truly brutal. And, now it looks like Covid is not over. The city can and should help us. We accepted taking down the TSH's lower parklets to make more space for the police and fire departments during summer events. There should be plenty of space down there now without requiring RNF and Brewco to give up their lower decks.

If Covid is like the flu, and 2020 indicated that it is, then Covid may surge back in the fall and winter. Let's be safe and wise and stay the course just as LA County, Hermosa and Redondo have. I don't think it's likely that MB will require restaurants to take down the parklets on September 7 when the other cities are keeping theirs. If that is the city's decision, then RNF will be at a disadvantage for even a longer period of time (like I said, if we take them down, we won't be able to afford to re-build them).

We would really appreciate your support on this request. It will make a world of difference us, especially if there's a resurgence of Covid.

Thanks,

David

On Thursday, July 1, 2021, 10:43:45 AM PDT, Steve Napolitano <snapolitano@citymb.info> wrote:

Hi David, good input but it always seems to come after the fact...? We really need your input before we make decisions, not after. Everyone has some issue pro or con with outdoor seating and your inside occupancy is supposed to be spread across both inside and out, the outside isn't supposed to be in addition to the inside numbers, so I'm not sure the number of outside seats is relevant at the moment. The goal of parity was for when indoor wasn't open, now that it's completely open again, it's not the same issue, especially when the decks aren't adjacent to your business. Regardless, we can't keep making decisions and revisiting them because we've got folks just as concerned with their removal as we do with folks that want them to stay and at a certain point we need to provide certainty to all involved and follow through with what we've already decided. I was down there Tuesday and I saw more people sitting inside at all the places along MBB west of Manhattan Ave than on the decks, and despite the fact that it was a nice day, none of the decks on either side of the street west of Ocean were in use or set up for use at all. The idea of keeping decks up that aren't being used except on weekends while the parking is not available the rest of the week is wearing thin on folks. I'll take your points into consideration, but I've got to listen to others as well and try and find some balance.

Steve Napolitano
Councilmember
City of Manhattan Beach



STEVE NAPOLITANO

COUNCILMEMBER

(310) 880-7500
snapolitano@citymb.info

CITY OF MANHATTAN BEACH 1400 Highland Avenue Manhattan Beach, CA 90266
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From: David Zisliis <davidzisliis@yahoo.com>
Sent: Wednesday, June 30, 2021 8:53 AM

To: List - City Council

Subject: [EXTERNAL] Rock'N Fish and Brewco Parklets

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Dear Mayor Hadley, Mayor Pro Tem Stern, and City Council Members:

We would like to revisit your recent decision concerning the parklets for Rock'N Fish and Brewco located west of Ocean Drive. We accept your decision regarding The Strand House's "lower" decks. However, from the beginning of the pandemic, neither Rock'N Fish nor Brewco received their fair and proportionate share of deck space and outdoor seating while others fared quite well. This situation put us at a competitive disadvantage and cost us customers, revenue and increased losses during Covid. Because the city is requiring us to remove the lower decks by July 19, we will be right back at the disadvantaged situation we had at the start of the pandemic.

The data provided to City Council on June 10 by city staff was not accurate. The outdoor seating chart stated that RNF had 34 seats. It actually has 20 seats on its parklet with a premise occupancy of 98. Therefore, RNF only received a 20% allocation of parklet seating. The dimensions of RNF's deck is 16' X 20' (320 sq. ft.), not 13.5' X 68' as listed on the chart. Mangiamo, for example because its our neighbor and we see it everyday, has 44 seats on its deck of 736 sq. ft. (they can actually fit many more seats). Mangiamo's deck has 85% of the square footage of RNF's and Brewco's decks combined (736 sq. ft. versus 864 sq. ft.) Additional errors include Simmzy's with 42 seats not 34, Shellback with 32 seats not 18, and so on.

We are finding that many of our customers prefer to sit outside rather than inside because of on-going Covid concerns. On the weekends, one-third of our sales come from the parklet seating. Taking away the lower outdoor decks will cause a painful financial hit, especially during the summer when we make most of our profits for the year. With the Delta variant coming on strong, more people will want to dine outside. In fact, LA County is again requesting that guests and employees wear masks inside because of the virulence of the Delta variant and so many people refusing to get vaccinated. Parts of Australia -- an isolated, low density population country -- are back in lockdown this week. It can happen here again too.

Another concern we have is that the City Council will allow parklets to remain beyond September 7 until a decision is made about the permanent parklets. Then, RNF and Brewco will be at a disadvantage for even a longer period of time. Hermosa and Redondo are keeping their parklets at least until the end of the year. We haven't come close to recovering the cost of designing and constructing the lower parklets. If, because of the spread of the Delta variant, the city gave us permission to rebuild the lower parklets in the future, we couldn't afford to do it.

If The Strand House takes down its parklets below Ocean Drive, then there will be plenty of street space for the police and fire department to operate during the planned summer events. We urge you to allow RNF and Brewco to keep their parklets west of Ocean Drive until September 7 just like all the other businesses. At the very least, please have a conversation with the police and fire departments to accurately determine if there is sufficient space after taking down The Strand House's decks. Not only is it the fair thing to do, but it provides our guests with safe dining options. The Delta variant is going to be a big deal and outdoor dining is part of the solution.

Thank you for your consideration.

David Zislis
Rock'N Fish
Brewco

Martha Alvarez

From: Zac Dean <zakdances@gmail.com>
Sent: Tuesday, July 6, 2021 5:19 PM
To: City Clerk
Subject: [EXTERNAL] Public Comment

CAUTION: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Honorable City Council -

Thank you once more for reading my public comments. As you probably know, I'm a Manhattan Beach resident and I've been asking the city council to consider legalizing the by-right construction of duplexes on corner R1 lots since last October. We are in the midst of a statewide housing crisis in California (which Manhattan Beach is not exempt from), and our fair city needs to build more housing. While housing in Manhattan Beach will never be cheap, we can do our part by broadening the range of price points for potential home buyers. This is a realistic and attainable goal that will make a difference to many families on the margin.

This is the first of a series of public comments in which I will post photos of beautiful duplexes to address concerns that such housing does not fit the "character of the neighborhood" or otherwise doesn't conform. As you can see, these attractive structures would fit fine anywhere, even the heart of the tree section. They don't violate FAR, setbacks, or height limits.

It is absolutely wrong to force designs like these to jump through expensive discretionary hoops that less affordable housing is exempt from. Please consider ending that unequal practice. The power is in your hands.



